

TO LET



Rastell Avenue, Streatham Hill

£1,300.00 PCM

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**samuel estates**  
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## Property Description

This stunning studio apartment in Streatham Hill, SW16. This spacious property is extremely well presented with a separate sleeping mezzanine and situated on a lovely quiet street with views over Tooting Bec Common.

The property is only 10 minutes walk from Balham Overground & Underground station (Northern line) providing you with excellent transport links across London and to the City. Plenty of popular bars, restaurants and shops are all within a short walk from the property.



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

## Material Information

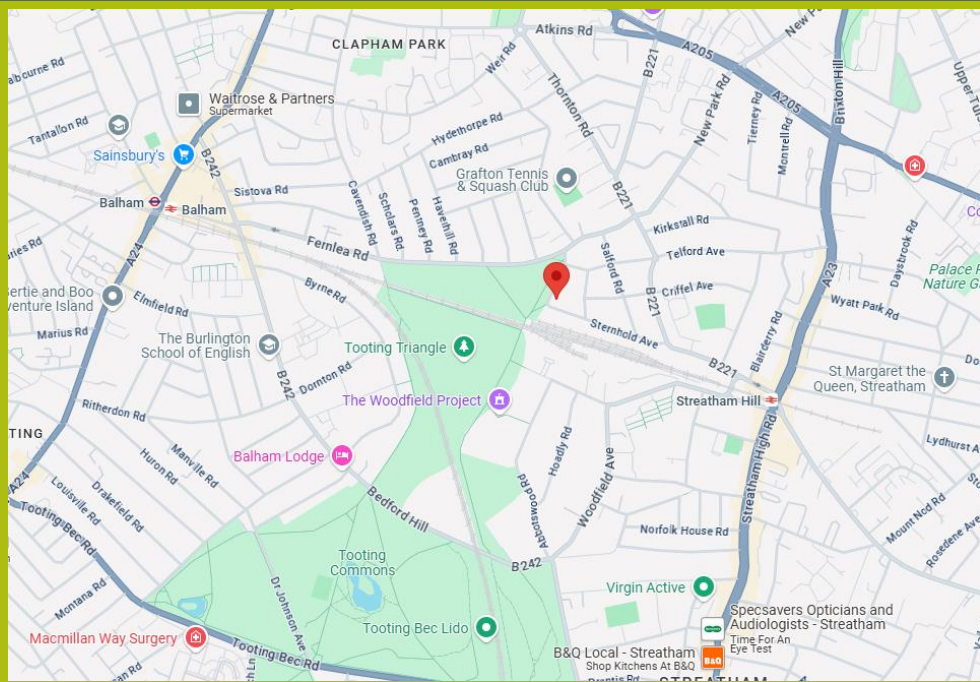
**Date Available – 15/07/2025**

**Holding deposit amount – £300**

**Security Deposit amount (Five weeks rent) – £1,500.00**

**Council Tax Band – A**

**Local Authority – Lambeth Council**



**Property Type**  
Flat (Ground Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Cable



**Mobile Signal**  
Good coverage



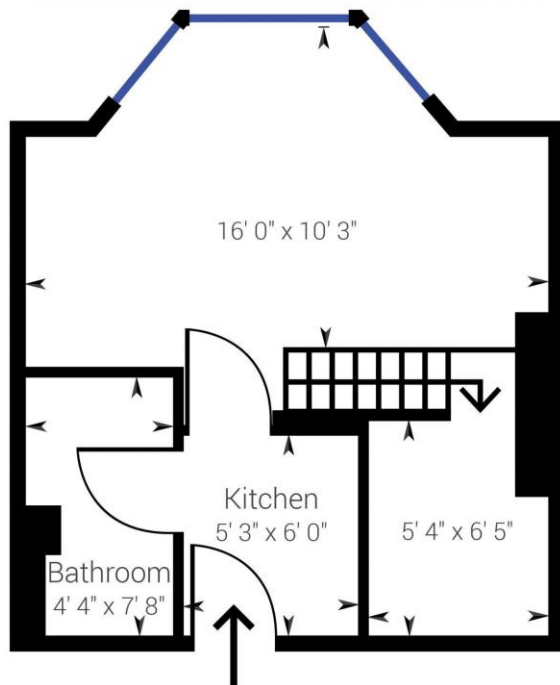
**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None





Address: Rastell Avenue, SW2

Approximate net internal area: 253.53 ft<sup>2</sup> / 23.55 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		77
55-68 <b>D</b>		
39-54 <b>E</b>	48	
21-38 <b>F</b>		
1-20 <b>G</b>		

#### Balham

45 Bedford Hill,  
London, SW12 9EY

☎ 020 8673 4666

#### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT

☎ 020 8090 9000

#### Streatham

432/434 Streatham High Road  
London, SW16 3PX

☎ 020 8679 9889



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